



# The Old Chapel

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In the last seven years The Old Chapel has been completely renovated throughout into a unique modern home that is still filled with character features. The new kitchen, bathrooms, doors and clean neutral décor are the most obvious changes, but really with all of the doors and windows replaced, a new central heating system and even a new roof in 2023 it might be easier to say what hasn't been changed.

Having lived in the area myself for several years I personally know Scrane End to be a quiet rural hamlet with a handful of country cottages and period properties. On the whole the only vehicles that pass by are likely to be your neighbours except for the odd tractor working in the surrounding fields. The Old Chapel is surrounded by open countryside to the front and rear, and as you are just around the corner from Freiston Shore, this really is the best place to enjoy some beautiful views of sunrises and sunsets, and miles of country lanes perfect for cycling and dog walking.

I know the phrase can be over-used by estate agents but this immaculately presented property is most definitely what we would call 'deceptively spacious'. There is a large fully fitted dining kitchen and a good sized lounge too as well as a generous 'boot room' entrance with ample space for taking off boots and hanging coats. An inner-hall would make an ideal study area. There is a ground floor shower room and double bedroom as well as three further bedrooms and a bathroom to the first floor.

Scrane End has a rural feel and yet is only a mile from the centre of the village which has amenities to include a village stores and post office, two pubs that serve food, family run butchers, community centre, attractive park and a vets. The town of Boston is approximately 4 miles away. There is a primary school in each of the adjacent villages of Butterwick and Fishtoft. The main village is on a regular bus route between Boston and Skegness.

The property is offered with no onward chain.





A uPVC front door with glazed side panels leads into the **Boot Room / Entrance Hall 4.18 m x 2.86 m** - With fitted coir floor mat, wood grain effect laminate flooring, and LED spotlights to the ceiling.

An **Inner Hall** has the staircase rising to the first floor accommodation and an area beneath the stairs which could be ideal for use as a study area.

**Kitchen -Diner 5.67 m x 5.35 m** - Has uPVC windows to both the front and rear aspect and a woodgrain effect laminate flooring. The kitchen comprises a range of work-surfaces with Shaker style drawer and cupboard units at both base and eye level. An inset ceramic sink unit has a mixer tap over and integral appliances include an electric hob and electric fan oven with a stainless steel extractor canopy over. There is space and plumbing beneath the work-surface for a washing machine, an integrated fridge-freezer and a dishwasher. Double part-glazed doors open through to the:





**Lounge 5.72 m x 3.74 m** - Having uPVC French doors to the side aspect and uPVC windows to both the front and rear aspects. There is a continuation of the woodgrain effect laminate flooring as well as a radiator.

**Ground floor Bedroom Two /Sitting room 3.70 m x 3.26 m** - Has a uPVC window to the rear aspect and French doors to the side aspect. It has a continuation of the woodgrain effect laminate flooring, radiator and ceiling light point. This room would make an additional reception room but has been regularly used as a ground floor bedroom with adjacent shower room.

**Shower Room** - Having double shower enclosure with both rain shower-head and shower hose attachment. A vanity wash basin has a cupboard beneath and there is a low flush WC. There is a wall mounted towel rail and extractor fan.

First floor landing has doors arranged off to:

**Bedroom One 5.67 m x 3.76 m** – Has Velux windows to the front and rear and a uPVC window to the rear aspects, two radiators and feature beams to the ceiling

**Bedroom Three 3.17 m x 2.27m** - Has a Velux window to the rear aspect, radiator and beams to the ceiling

**Bedroom Four 3.89m x 2.25 m** - Has a Velux window to the front aspect, beams to the ceiling and a radiator.

**Bathroom** - Has a Velux style window to the rear aspect and comprises a three-piece white suite of tear shaped bath, vanity wash basin with cupboard beneath and low flush WC.

**Outside** - To the front of the property, a block paved area provides off-road car parking. A small lawned garden area extends to the side and rear of the property which is enclosed by post and rail fencing and enjoys open views over fields to the front and rear. The outside is served by external lighting and an outside tap.

Heating- Calor Gas

Drainage- Private Septic Tank

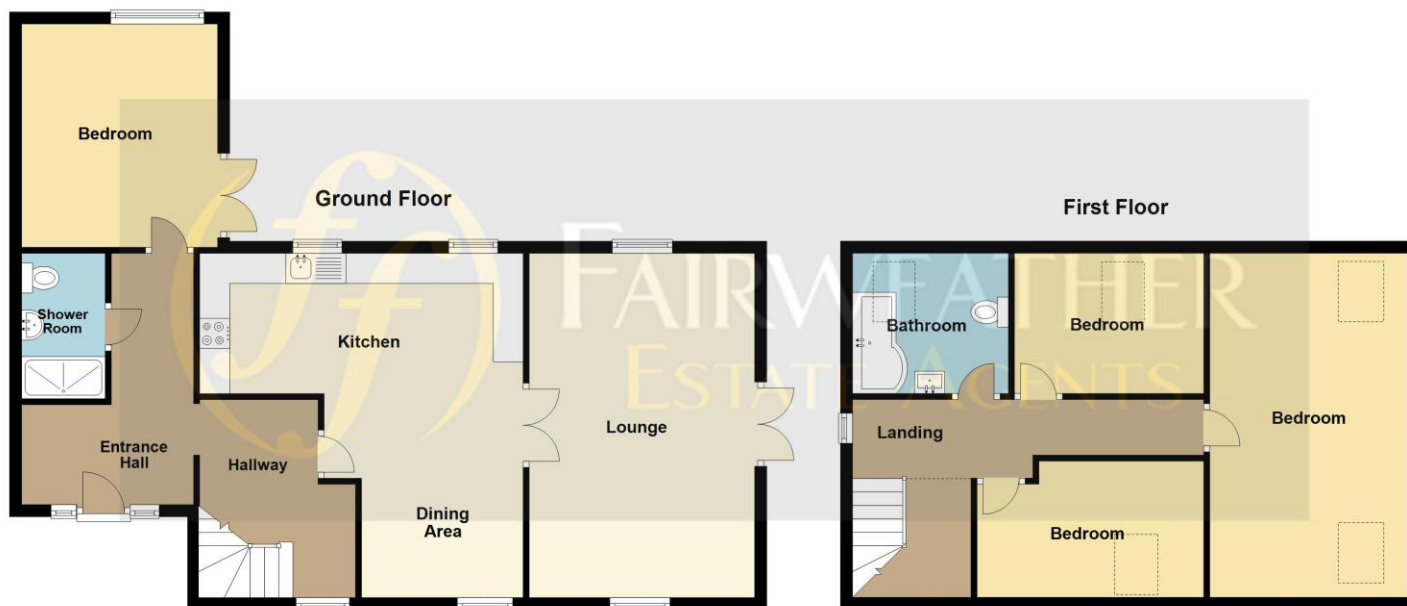
Council Tax Band - A

EPC – ‘F’









Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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